

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 2011/70 Dorcas Street, Southbank, VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$360,000

&

\$396,000

Median sale price

Median price

\$390,000

Property Type

Apartment

Suburb

Southbank (3006)

Period - From

01/08/2024

to

31/07/2025

Source

REA

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1214/25 COVENTRY STREET, SOUTHBANK VIC 3006	\$365,000	22/03/2025
2015/25 COVENTRY STREET, SOUTHBANK VIC 3006	\$382,000	19/03/2025
1913/50 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$365,000	03/06/2025

This Statement of Information was prepared on: 11/08/2025